

**JUNE 24, 2010 Minutes of
Bigfork Land Use Advisory Committee
Bethany Lutheran Church**

Committee members present: John Bourquin, Gary Ridderhoff, Chuck Gough, Paul Guerrant, Shelley Gonzales, John Righetti, Sue Hanson and 6 members of the public.

Chairman Gonzales called the meeting to order at 4: 05 pm.

The Agenda was adopted as presented (m/sc Gough/Guerrant) – unanimous.

Minutes of the May 27, 2010 meeting were approved as amended- unanimous. (m/sc Bourquin/Guerrant).

ADMINISTRATOR’S REPORT:

A. Sign-in Sheet: Reminder to the public of the availability of BLUAC minutes through email and BSC website bigforksteering.org/. Agendas are posted on the Flathead County Planning Office website flathead.mt.gov/

B. Application status: County status on previous pending applications: Caverly/Schraeder-County Commissioners – Commissioners signed a resolution of intent on June 17, 2010. 30-day protest period follows. Secretary Hanson reported a telephone conversation with Kevin Coates relaying he agreed with BLUAC that RA-1 zoning would be inappropriate for his property. He is pursuing certification with DPHHS to build a facility, which would require a Conditional Use Permit. He thanked the members of BLUAC for their input.

ANNUAL MEETING:

A. Election of Officers: Gough moved Shelley Gonzales be elected Chairman and Paul Guerrant be elected Vice-Chairman. No second to the motion.

Bourquin moved Paul Guerrant be elected Chairman and Gary Ridderhoff be elected Vice-Chairman. No second to the motion.

Gonzales moved Paul Guerrant be elected Chairman and Charles Gough be elected Vice-Chairman. After discussion, Gonzales moved the motion be amended to say John Bourquin be elected Vice-Chairman. Gough seconded the amended motion. Motion passed unanimously.

Gough moved Sue Hanson be elected Secretary. Bourquin seconded the motion. Motion passed unanimously.

B. Election of Member at Large: Gonzales read from the BLUAC Bylaws the Statement of Purpose: “The Bigfork Land Use Advisory Committee (BLUAC) shall act in an advisory capacity for official Flathead County land use decision-making boards and Flathead County Commissioners concerning applications and proposals for growth and development projects within the Bigfork Zoning District of Flathead County, Montana. The Committee shall act as a liaison between Bigfork citizens and the County in providing useful and beneficial information utilizing citizen input concerning issues of interest and concern to the community, and shall provide leadership and expertise in supporting community efforts to secure orderly growth and development within the defined land use area.”

Gonzales asked for comments from applicant Jim Losee. Losee noted that the committee had a copy of his resume and offered answers to any questions they may have. Gough asked Losee if he was aware he would be required to resign his position on the Bigfork Steering Committee. Losee was affirmative.

Gonzales asked for comments from applicant Peter Strelinger. Strelinger noted the committee had copies of his application. He stated he has been a developer in Flathead and Lake Counties for several years. He was doing more consulting at this time. He has worked with B J Grieve and Jeff Harris and is familiar with the Flathead County Planning Department.

Gonzales asked what developments he had worked on. Strelinger he has worked for Plum Creek and 3 or 4 projects in Flathead County as well as 5 or 6 developments in northern Flathead County. His development work was mostly residential and a couple of mixed-use projects.

Bourquin asked if he was aware of absenteeism per the BLUAC Bylaws. Strelinger affirmed.

Chairman Gonzales moved the election be done by written ballot. Motion seconded by Bourquin. Motion passed unanimously. Members voted by ballot with Peter Strelinger receiving a majority vote. Secretary Hanson will notify the Commissioners of the election. New rosters will be issued.

APPLICATIONS:

None

OLD BUSINESS:

A. Status on new Sub-Committees per Neighborhood Plan: Jim Losee reported no progress at this time.

B. Sign Violation:

Gonzales reported she had been advised by the Planning Department to forward a sign violation form for Echo Lake Marina violation directly without notifying the owner. Guerrant stated he had a problem with that. In the past we have favorable results by contacting the owners prior to filing a complaint. Most don't know they are in violation and 80% of those contacted corrected the problem. Gough moved BLUAC send a letter to both Echo Lake Marina and the property owner where the sign is placed in violation prior to sending the violation to the County, giving the owners 30 days to respond. Guerrant seconded motion. Passing of motion was unanimous.

NEW BUSINESS:

Webpage: Gonzales noted the webpage had not been updated. Hanson reported there had been some problems with updating the website but was working with Bigfork Web to fix the problem. It was noted that the BSC was having funding problems and may not be able to pay for the costs of maintaining the webpage. Hanson reported the Bigfork Stormwater Advisory Committee (BSAC) had requested the County pay for half the costs through BSAC funds, which was accomplished earlier this year. Hanson will check with Wagner and Zabaro to make sure there was not duplicate billing. Gonzales asked for information on how many "hits" there were on the BSC webpage and numbers for each link. Hanson will follow up. Committee members noted the importance of the website for public access to BLUAC activities. After discussion, BLUAC members offered to personally donate \$10 each to help maintain the website.

PUBLIC COMMENT:

Julie Spencer: Stated that the ballots for the bond for the Bigfork Sewer project upgrade would be mailed on July 6, 2010. The district needs a 30% return of ballots or the bond would fail.

Bourquin: Thanked Shelley Gonzales for serving as Chairman and complimented her job as Chairman.

Meeting was adjourned at 4:45 p.m.

Sue Hanson

BLUAC Secretary